



**GASCOIGNE  
HALMAN**

WELLCROFT GARDENS, LYMM, COUNCIL TAX: F /  
EPC; TBC

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THE AREAS LEADING ESTATE AGENT



## WELLCROFT GARDENS, LYMM, COUNCIL TAX: F / EPC; TBC

### Offers Over £800,000

Tucked away on the popular Seasons development, this beautifully designed six bedroom detached home offers an exceptional balance of space and style spread across three thoughtfully planned floors of living accommodation.

Six bedroom detached property

Close to local primary and senior schools

Prime, secluded cul-de-sac location on the Seasons development

Substantial detached double garage & driveway for up to 5 cars

Private low maintenance, south facing garden

Downstairs utility & WC

Versatile accommodation with multiple reception rooms

Large bright conservatory overlooking the garden



## DESCRIPTION

The ground floor features multiple reception rooms, including a generous living room that leads seamlessly into a bright sunroom. The modern fitted kitchen is well appointed and complemented by a good sized dining room. The property also benefits from a convenient downstairs utility room and WC enhancing the functionality for family living.

Upstairs, on the first floor there are four generous double bedrooms, with an en-suite bathroom to the master bedroom, providing both privacy and comfort. The second floor offers a further two double bedrooms and a family shower room.

Externally, the property is further enhanced by a private, low maintenance garden, with high quality artificial turf and a bespoke gazebo, perfect for maximum outdoor enjoyment with minimal upkeep.

Additional benefits include a substantial detached double garage for ample storage, and a driveway for multiple vehicles. The location is ideal for families, located on a quiet cul-de-sac estate and within close proximity to well regarded local primary schools and Lymm High School.

This well-presented home combines space, style, and practicality, making it an excellent choice for those seeking a quality family residence in Lymm. Viewing is highly recommended to fully appreciate the accommodation and setting on offer.

## DIRECTIONS

SAT NAV: WA13 0LU

## LOCATION

Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the Trans Pennine Trail and the Bridgewater Canal. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. The Metrolink to Manchester can be accessed via the Altrincham interchange and Warrington Bank Quay is the closest Intercity link to London Euston. Lymm affords access to outstanding pre-school, primary and high school education in the state and private sector. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football.

## TENURE

Freehold

## LOCAL AUTHORITY

Warrington Borough Council - Tax band F

## ENERGY PERFORMANCE RATING

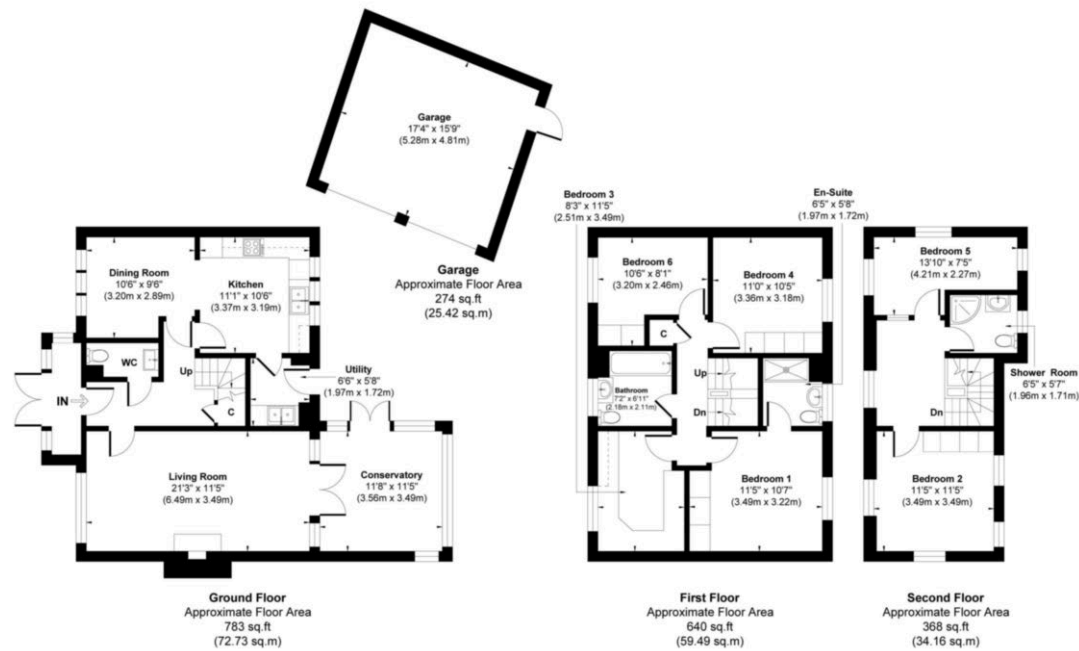
Rating TBC

## VIEWING

Viewing strictly by appointment through the Agents.

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.



**Approx. Gross Internal Floor Area 2065 sq. ft / 191.80 sq. m (Including Garage)**

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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